

Town of Randolph
Report to 2007 Town Meeting

Randolph Community Preservation Committee

May 22, 2007

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I. Overview of CPA

The Community Preservation Act, M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. These funds are to be used for three core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and acquire and preserve land for recreational use. The Act also provides significant State matching funds. As of March 13, 2007 the State's Community Preservation Trust Fund contained a balance of \$82,672,653.

Several towns have already appropriated their CPA monies for projects similar to the ones the CPC committee is proposing. Specifically: Braintree built a playground at Hollis Elementary School; Harvard built basketball courts; Newton has funded a community preservation planner through CPC funds for several years; Norwell funded a survey of historic homes built before 1925; and Braintree renovated their town hall.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. But until the CPA, there was no steady funding source for preserving and improving a community's infrastructure. The Community Preservation Act can give a community the funds needed to control its future.

II. Summary of CPA in Randolph

Randolph's fiscal year 2007 CPA revenue of approximately \$450,000 will be matched in October 2007 at 100%. During this Town Meeting, we are also appropriating the CPA funds for fiscal year 2008. Fiscal year 2008 CPA revenue will again be approximately \$450,000, and a portion of that amount is expected to be matched by the state in the subsequent October.

Consistent with the terms of the CPA and with the Community Preservation Committee bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

Randolph Community Preservation Committee
(as of May 5, 2007)

Conservation Commission appointee.....Brian Howard, Chairman
At-large community member.....Juan Carlos Serna, Vice Chair
Board of Selectmen appointee..... William Alexopoulos
Housing Authority appointee..... James Buie
Business community appointeeGerald Good
Chamber of Commerce appointee.....Roger Kahan
Planning Board appointee.....Richard Sass
Historical Commission appointee.....Mary West
Open Space and Recreation Committee appointee.....Lauryn Zipse

III. Activities of Community Preservation Committee and Town Meeting

The Community Preservation Committee (hereafter CPC) has met several times to discuss Randolph's CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document. Meetings also included site visits and attending other committee meetings such as Master Plan Committee and The Open Space and Recreation Committee to further study the goals and intent of current and future projects. Furthermore, for several of the projects, the CPC committee solicited additional information, such as outside reports and evaluations of the proposed projects.

During the 2006 town meeting it was resolved that a building committee would be appointed by the moderator to review the plans and make a recommendation to the CPC committee for the rehabilitation of Stetson Hall. The building committee was established in the Spring of 2007. The building committee has voted to advise the CPC committee to recommend to Town meeting the funding of the restoration of Stetson Hall.

The CPA statute and the DOR Guidance dictate that Town Meeting may only appropriate funds for a project pursuant to a recommendation of the CPC. The statute and DOR Guidance make clear that Town Meeting cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidance dictate that Town Meeting cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee.

IV. Applications Received and Approved by the Committee

Table 1. Applications Approved

<i>Applicant Name</i>	<i>Project Type</i>	<i>Project Cost</i>	<i>Purpose</i>
Historical Commission	Historic Homes Documentation	16,200	Historic Preservation
Randolph Women's Club	Jonathan Belcher House Preservation	50,000	Historic Preservation
Human Relations Committee	Basketball Courts	50,000	Recreation
Trustees of Stetson Hall	Stetson Hall Renovations	2,300,000	Historic Preservation
Town Clerk & Registrar	Town Bylaw Archiving	50,827	Administrative
Devine School/PTO	Playground (Devine)	20,000	Recreation
Board of Selectmen	Noroway Pond Bike Ext. Survey	38,000	Recreation
Board of Selectmen	Community Preservation Planner (Town Planner)	75,000	Housing

Table 2 2008 CPA Expenditure by category

Historic	
Homes Registry	\$16,200
Stetson Hall	\$2,300,000
Belcher House	\$50,000
Housing	
Planner	\$75,000
Administrative	
Bylaw Archiving	\$50,827
General Reserve	
Playground	\$20,000
Basketball Courts	\$50,000
Noroway Pond Bike Ext.	\$38,000

A. Historic Home Documentation

To research and record approximately 400 additional buildings in Randolph which are 100 years old or greater. The project approved last year by the CPA has resulted in a partial list of properties in the center of town which will be shared with the Building Department and Assessors Office. The consultant was not able to complete the survey for the entire town due to the number of historic properties found. Additional funds are needed to complete the list and be in compliance with the demolition bylaw.

Committee's Comments:

Whereas the expenditure of these funds will allow the Historical Commission and the building inspector to better enforce the demolition delay bylaw town meeting has adopted; whereas the committee thought it important to document our history the committee voted to support this request. It should be noted that each property's documentation is rather intricate and time consuming. It is expected that all the funds will be expended. In the event that all funds are not expended for said purpose, the surplus will be returned to the CPA fund.

B. Community Preservation Planner (Town Planner)

Responsible for assisting with implementation and leveraging of the Town's Community Preservation program while working in collaboration with the CPC committee, Planning Board, ZBA and Board of Selectmen. The position is responsible for preparing funding recommendations from the Community Preservation Committee (CPC) to Town Meeting; working with grant recipients to monitor the implementation of CPA-funded projects; assisting the CPC with media activities and community outreach; assisting with the preparation of the CPC's Annual Report and annual update of the Community Preservation Plan; and other general tasks to assist the CPC with implementation of the CPA Program.

Essential Elements

Works with the Community Preservation Committee in its capacity to review and approve CPC recommendations, including writing CPC recommendation memos, docketing items, providing support materials, and attending Finance Committee and Town Meeting as it pertains to CPC recommendations.

To help the CPC in its endeavor to acquire and preserve open space, community housing, and historic preservation. Furthermore, to assist in smart growth housing initiatives that will lead to meeting the Town's 40B requirements.

Works with the Town Counsel to ensure timely execution of funding agreements and other legal documents pertaining to CPA funded projects such as open space, historic preservation, and housing deed restrictions.

Communication Responsibilities

Works with media to effectively outreach and communicate CPA program activities: including drafting press releases, public hearing notices, ordering public informational signs for special meetings, and other outreach efforts.

Works with The Selectmen's Office to regularly update the CPC website.

Assists CPC with creation of Annual Report and annual update of CP Plan.

Secondary Elements

Attends and participates in staff, department or other meetings, some of which may be before or after normal business hours. Serves on assigned committees, task forces. Coordinates and participates in special events. Maintains required contacts to keep abreast of developments within field or areas of interest; liaison with community or other groups. Assists in responding to customer service inquiries. Performs other related duties as required or directed.

Committee's Comments:

Whereas the town's need for a planner is self evident and whereas the Community Preservation Planner will assist in leveraging CPA funds for Open Space and Historic Preservation, and Community Housing the committee voted to support this proposal.

C. Basketball Courts

For the installation of basketball courts at the Randolph Community Middle School and a couple of hoops at the Elizabeth Lyons School. Project provides necessary cleanup of overgrown trees around fence area. Repair asphalt as needed, seal coat entire asphalt surface. Furnish and install complete basketball poles with backboards and rims. Provide fencing to divide courts. Each court to have proper court lining/stripping. Provide trash barrels and court rule signs.

Committee's Comments:

Whereas the request will provide needed additional recreational facilities to be enjoyed by the community at large and by the school; whereas this will create new outdoor recreational use; whereas the committee was impressed by the list of supporters including the Police Chief, District Attorney's Office, and the PTO, the committee voted to support the request. Pursuant to the approval of the Randolph School Committee.

D. Bylaw Archiving (Code Book)

The codification is the collection and organization of all our ordinances of a general, permanent and historic nature into a numbered and stylized document that is easy-to-read and easy-to-access. We hope that this codification will also include a review and revision of our ordinances to correct conflicts and inconsistencies. The Randolph Zoning and General code will be a more reliable resource that will be a practical and efficient tool for government officials and Randolph citizens. The final version will contain all of our administrative and regulatory bylaws of a general, permanent and historic nature. The historical archiving of these documents will be preserved both in traditional book form and electronic formats.

Committee's Comments

Whereas to meet the needs of smart growth zoning initiatives, proper land use development, preservation of conservation land and other zoning initiatives that the Community Preservation Committee and other "land use boards" (i.e. Z.B.A., Planning Board, Master Plan Implementation Committee, Board of Selectmen, Building Commissioner) have the proper tools in which to act on behalf of the town. Whereas the final version of this document will also be stored electronically for permanent preservation purposes these will also be a version that can be placed on the town website for public access, which we feel is good government policy the committee voted to approve this project.

E. Bike Path

This project will create and enhance recreational opportunities in Randolph. Signage is proposed to mark the existing bike paths and aid in traffic control. The proposed extension to be studied and surveyed is the extension of the bike path that terminates on the southerly side of Grove St. to a new terminus at the walking trails behind the Higashi School. The route to be studied will generally follow the town's sewer easements northerly from Grove St. towards Norroway Pond, around the pond in a clockwise route where it will take an easterly turn to connect to the dirt path near Grove Lane and then take a northerly turn towards the Higashi School walking trails.

Committee's Comments

Whereas increasing recreational opportunities is a mandate of the CPA and the town's Open Space and Recreation Plan; whereas bike paths provide recreation opportunities to a broad spectrum of town residents; whereas said project will increase access to a significant Open Space Parcel; whereas the project will enhance safety and access via signage and markings to an existing bike path the committee voted to approve the project.

F. Playground at the Early Childhood Education Center (Devine School)

To purchase and install fencing and benches to complete the playground built last year with CPA funds. This playground is for the students of the Devine Early Education Center and all the children of Randolph to use. The play structure is American With Disabilities Act Approved (ADA), and is age appropriate for toddler-aged children though elementary school-aged children. This is the only playground in North Randolph.

Committee's Comments:

Whereas these monies will complete the project; town residents that have utilized the playground have requested fences for public safety purposes and benches for our senior and handicapped residents; whereas part of the cost to build the playground was deferred with in-kind donations; whereas the playground will provide needed recreational facilities to the north part of town, the committee supported the request. Pursuant to the approval of the Randolph School Committee.

G. Belcher House Renovations (Randolph Women's Club)

To update and restore the Jonathan Belcher House in accordance with the regulations of the National Historic Register; to bring the building into accordance with current building and fire codes, and meet ADA requirements. In addition, the project will address the maintenance and self supporting nature of this outstanding house that is on the National Historic Register.

Committee's Comments:

Whereas the CPC committee continues to be tremendously impressed by the Lady's Library Association's unyielding devotion to maintaining the Belcher house; whereas previous monies appropriated have been spent for expenses related to major renovations and unexpected structural repairs; whereas securing said monies will allow the association to expand the rental income opportunities of the home; whereas the house houses historical artifacts; whereas the house is used as a meeting place for historical society meetings the CPC committee voted to support the project. The CPC committee requests that a historical and use preservation deed be negotiated with the town in exchange for the monies.

H. Stetson Hall Revised Plans (Stetson Hall Trustees)

To complete the rehabilitation of Stetson Hall in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings; to bring the building into conformity with current building and fire codes, and meet accessibility requirements. In addition, the project will address the community's need for meeting and office space, and a town historical museum.

Committee's Comments

Whereas the committee is committed to the timely completion of the renovations of this public building; whereas before monies are to be released, the building committee will continue to advise the CPC committee; whereas construction costs continue to dramatically increase, therefore every year that lapses without the completion of the project the final costs will increase; whereas interest rates are at an historic low, whereas projects such as Stetson Hall were a corner stone of the Town's voters decision to adopt the CPA; whereas the Hall is vital to the revitalization efforts of Crawford Square; the committee voted to approve the project.

V. Randolph CPC Financial Overview

See FY 2008 CPC Recommendations.

VI. Acknowledgements

This year we lost a member of the CPC committee, Joan Ryder. Joan's dedication and service to the town will be missed.

The CPC committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC committee members' questions, and the support the committee has received from every department in town. Specifically, the Building Department, the Collector /Treasurer's office, Assessor's Office, Human Relations Committee, Rich and Cheryl Sass, Town Clerk/Registrar's Office, MPIC, Open Space and Recreation, Town Counsel and the School Department have been instrumental in helping the committee review and evaluate projects.

A special thank you to the members of the building committee who volunteered their expert knowledge in reviewing the plans, use, and funding proposal of Stetson Hall. The committee is made up of individuals who understand construction and municipal space needs. The members of the committee are:

Richard Brewer (DPW), James Donahoe (Stetson Trustees), D. Joseph Griffin (Historical Commission), Richard Goodhue (Planning Board), Brian Howard (or designee, Chairman, CPC Committee), Paul Connors (Chairman, Board of Selectmen) and Richard Sass (CPC/Planning Board).

VII. Forward looking statement

The CPC committee encourages any interested party to contact the CPC committee to inquire as to whether or not a particular project is eligible for CPA funding. Specifically, the CPC committee is especially interested in projects that:

A. Protect vital parcels of open space via the purchase of a preservation restriction, a transfer of development rights, or a combination of the two.

B. Support senior housing and or make it easier for the town's seniors to remain active and independent in town.

C. Projects that leverage CPA monies to obtain additional private donations and state and federal grants.

ARTICLE 21

To hear and act on the report of the Community Preservation Committee and, pursuant to the provisions of General Laws Chapter 44B, to appropriate funds for the undertaking of community preservation projects, and to authorize the Board of Selectmen to acquire by purchase, gift, or eminent domain, or alternatively to convey, sell or dispose of such real property interests as may be required by law to implement any such expenditure of community preservation funds, or to take any other action related thereto.

Table 1A Community Preservation FY 08

	Received	2008 ATM Appropriations	Balance after appropriation
001 CPA General Fund Account			
FY08 local receipts	450,000		
FY08 state match	247,500		
FY06 adjustment	86,043		
FY07 adjustment	233,000		
To Community Housing Account 002		101,654	
To Open Space/Rec. Account 003		101,654	
To Historic Preservation Account 004		101,654	
To Historic Preservation Account 004		48,546	
To Administrative Account 005		5,000	
To CPA reserves		658,035	
Balance after ATM 2008 appropriations			0
002 Community Housing Account			
FY07 Balance	88,000		
To community housing account 002 from CPA General Fund 001	101,654		
To BOS for Community Preservation Planner		25,000	
Balance after ATM 2008 appropriations			164,654
003 Open Space and Recreation Account			
FY07 Balance	58,600		
To Open Space and Rec. account 003 from CPA General Fund 001	101,654		
To Human Relations Comm. for Basketball Courts at Middle school		50,000	
To BOS for Norroway Pond Bike Path Ext.		38,000	
To PTO for Devine Early Education Playground		20,000	
To BOS for Community Preservation Planner		25,000	
Balance after ATM 2008 appropriations			27,254
2044 Historic Preservation Account			
FY07 Balance	16,000		
Historic Preservation account 004 from CPA General Fund 001	101,654		
To Historic Preservation account 004 from CPA General Fund 001	48,546		
To Clerk Zoning Code Bylaws		75,000	
To Randolph Historical Commission for historic home registry		16,200	

To Randolph's Women's Club for restoration of Belcher House	50,000	
To BOS for Community Preservation Planner	25,000	
Balance after ATM 2008 appropriations		0

005 Administrative Account		
FY07 Balance	0	
To CPA administrative account 005 from CPA General Fund 001	5,000	
To CPA committee for expenses		5,000
Balance after ATM 2008 appropriations		0
006 CPA Reserve Account		
FY07 Balance	1,070,000	
FY08 from CPA General Fund 001	658,035	
Balance after ATM 2008 appropriations		1,728,035

Mr. GOLDSTEIN: Move to postpone action on Article 21 until the end of the warrant.

Table 1A Community Preservation FY 08

	Received	2008 ATM Appropriations	Balance after appropriation
001 CPA General Fund Account			
FY08 local receipts	450,000		
FY08 state match	247,500		
FY06 adjustment	86,043		
FY07 adjustment	233,000		
To Community Housing Account 002		-101,654	
To Open Space/Rec. Account 003		-101,654	
To Historic Preservation Account 004		-101,654	
To Administrative Account 005		-50,827	
To CPA reserves		-660,753	
Balance after ATM 2008 appropriations			0
002 Community Housing Account			
FY07 Balance	88,000		
To community housing account 002 from CPA General Fund 001	101,654		
To BOS for Community Preservation Planner		-75,000	
Balance after ATM 2008 appropriations			114,654
003 Open Space and Recreation Account			
FY07 Balance	58,600		
To Open Space and Rec. account 003 from CPA General Fund 001	101,654		
Balance after ATM 2008 appropriations			160,254
004 Historic Preservation			

Account			
FY07 Balance	16,000		
To Historic Preservation account 004 from CPA General Fund 001	101,654		
To Randolph Historical Commission for historic home registry		-16,200	
To Randolph's Women's Club for restoration of Belcher House		-50,000	
To Stetson Hall Trustees c/o Building Committee for Stetson Hall Renovation		-50,000	
Balance after ATM 2008 appropriations			1,454
005 Administrative Account			
FY07 Balance	0		
To CPA administrative account 005 from CPA General Fund 001	50,827		
To Clerk for bylaw archiving project		-50,827	
Balance after ATM 2008 appropriations			0
006 CPA Reserve Account			
FY07 Balance	1,070,000		
FY08 from CPA General Fund 001	660,753		
To Human Relations Comm. For Basketball Courts at Middle School (subject to the approval of the Randolph School Committee)		-50,000	
To BOS for Norroway Pond Bike Path Extension		-38,000	
To PTO for Devine Early Education Playground (subject to the approval of the Randolph School Committee)		-20,000	
To Stetson Hall Trustees c/o Building Committee for Stetson Hall Renovation		-1,600,000	
Balance after ATM 200 appropriations			22,753

(The motion was duly seconded, short discussion, and the motion to postpone was carried.)

ARTICLE 22

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money for the following purpose(s):

"For remodeling, reconstruction or making extraordinary repairs to town-owned buildings and equipment" "For purchase and installation of departmental equipment."

Town of Randolph

Capital spending - FY 2008

Article 22